

# HoldenCopley

PREPARE TO BE MOVED

Park Row, Nottingham City Centre, Nottinghamshire NG1 6GR

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Guide Price £135,000 - £145,000



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## STUNNING FIRST FLOOR APARTMENT...

This mezzanine first floor apartment is beautifully presented throughout benefitting from open plan living and modern kitchen and bathroom suites, ideal for any buyers looking to purchase a property in a highly sought after City Centre location, just a short distance from local shops, bars, eateries, Universities and access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway. Internally, the accommodation consists of an open plan kitchen dining area with a staircase leading to the spacious double bedroom serviced by a three piece shower suite. Outside the property benefits from secure access into the building.

MUST BE VIEWED

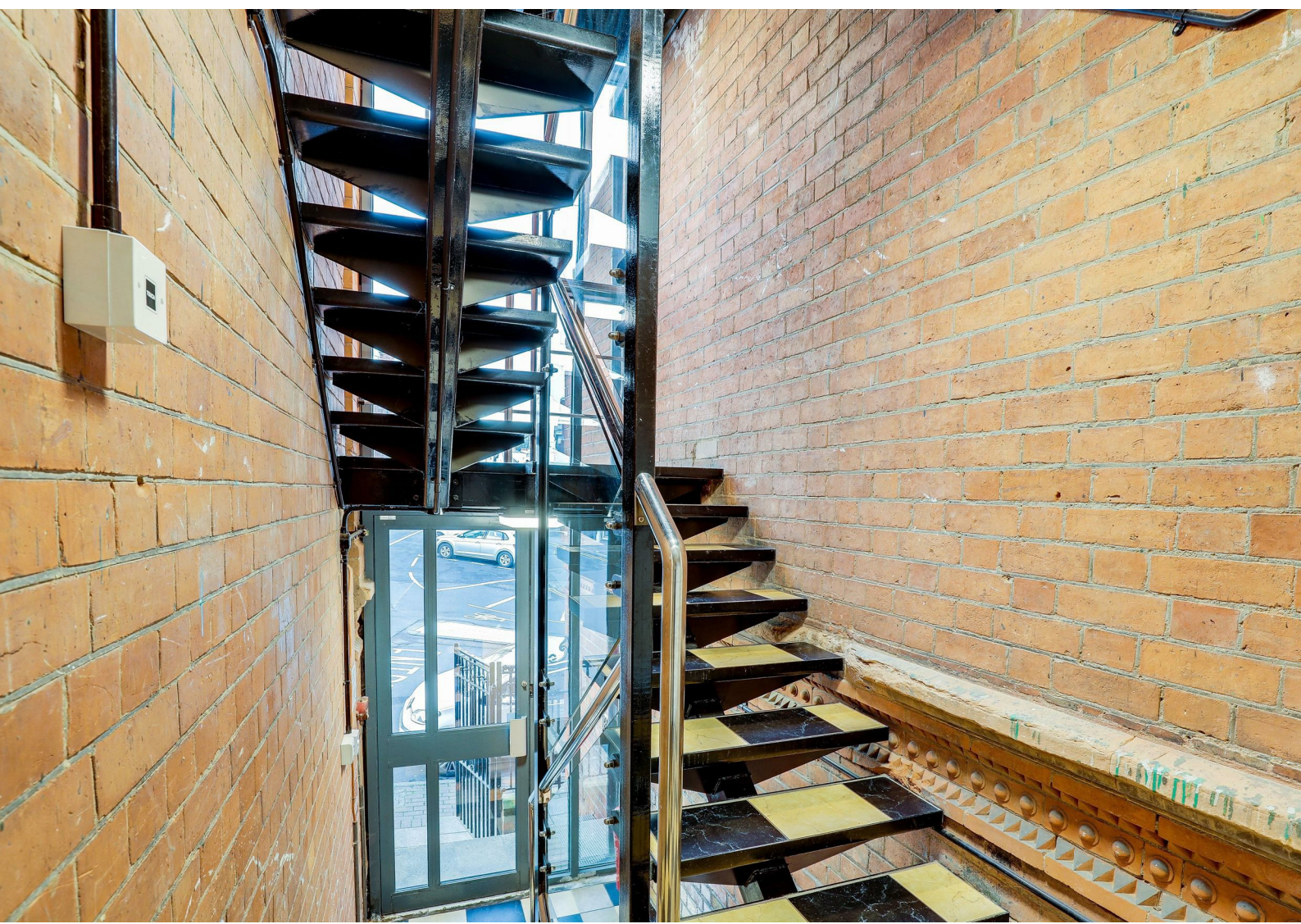




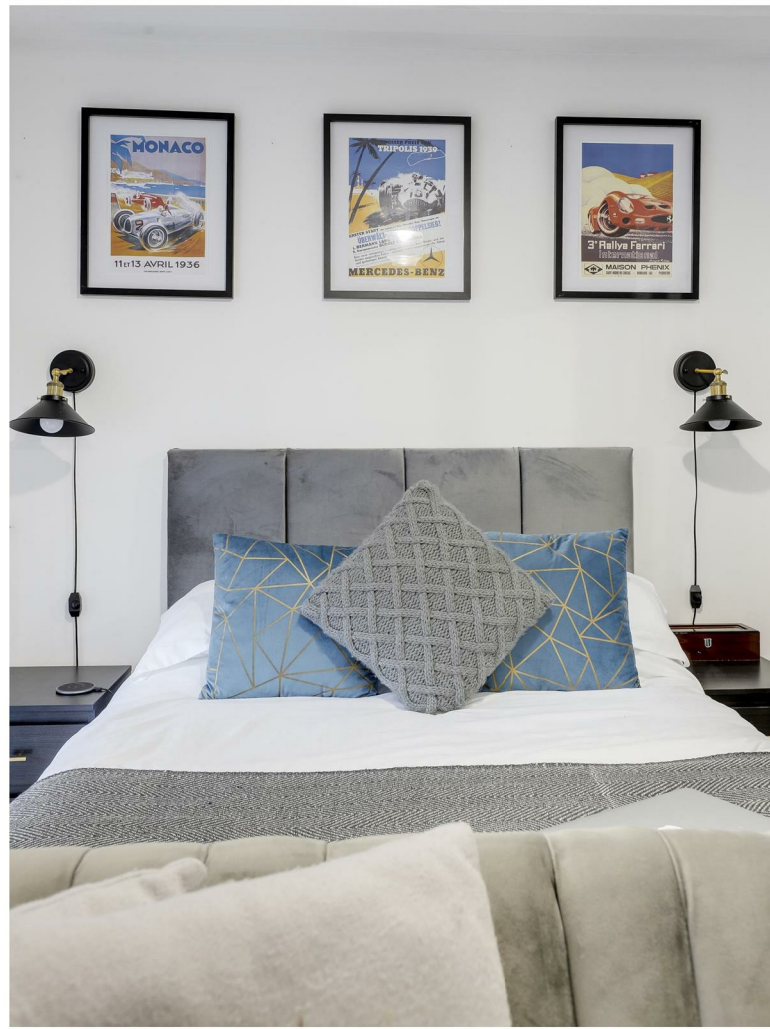
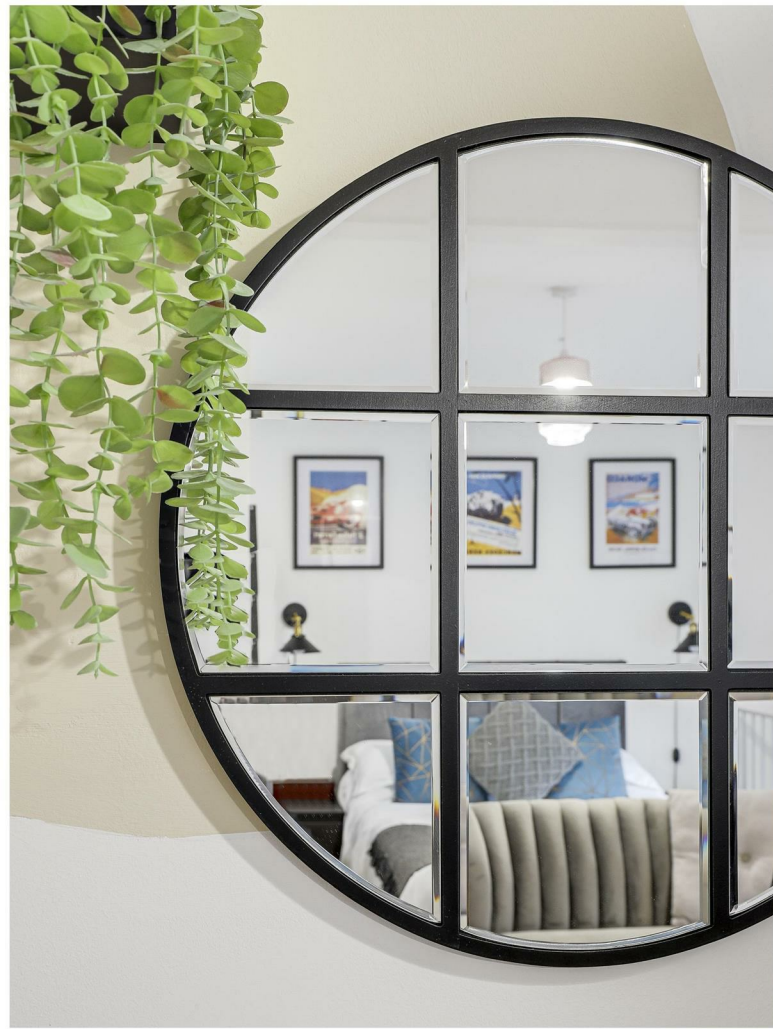


- Mezzanine Apartment
- One Double Bedroom
- Spacious Living Area
- Modern Fitted Kitchen
- Open Plan Living Space
- En-Suite
- Well Presented Throughout
- Sought After Location
- Leasehold
- Must Be Viewed









GROUND FLOOR

Open Plan Kitchen/ Living Area

15'10" x 12'5" (4.83 x 3.79)

The Kitchen, dining and living area has laminate flooring, wooden stairs, two double height sash windows and a single door providing access to the accommodation. The kitchen has a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, partially tiled walls, under cabinet lighting, an integrated oven with an electric hob and extractor hood, an integrated fridge freezer and washing machine.

FIRST FLOOR

Bedroom

15'9" x 12'4" (4.81 x 3.76)

The bedroom has wooden flooring

Bathroom

5'8" x 4'3" (1.75 x 1.31)

The bathroom has tiled flooring, a low level flush W/C, a vanity wash basin with storage, heated towel rail, a shower enclosure with a wall mounted rainfall shower head and an extractor fan

BUILDING FACILITIES

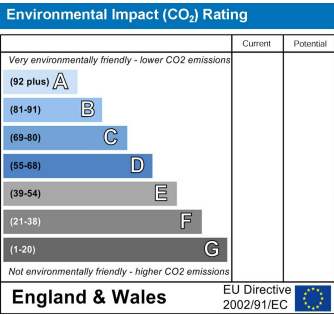
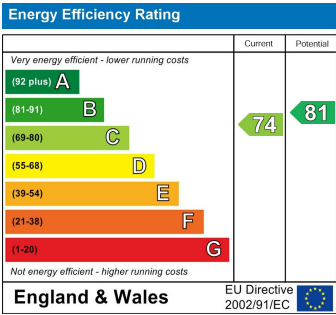
The building comes with a mobile phone integrated intercom system, secure post facilities, lift access and two entrances from street level.

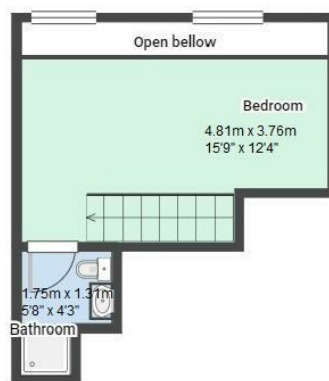
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June

2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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